



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

PAGE 1 OF 4

AGENDA Wednesday, April 12, 2006

ITEM	TIME	ACTION REQUESTED
------	------	------------------

NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, April 12th, 2006, Meeting @ 9:30 A.M.

Wednesday, April 19th, 2006 Meeting @ 2:00 P.M.

Board of Appeals

Thursday, April 27th, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

PAGE 2 OF 4

AGENDA Wednesday, April 12, 2006

ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS</u>		INFORMATIONAL
4. <u>FRO TEXT AMENDMENT</u>		APPROVAL
Proposed Amendments and Revisions to the Frederick County Forest Resource Ordinance (FRO) – Applicant: Commissioner John L. Thompson. Changes regard “unconstitutional taking” and afforestation/reforestation thresholds. Staff will present alternative recommended changes. (Stephen O’Philips)		
5. <u>DPDR AUTOMATIC ANNUAL FEE ADJUSTMENT</u>		RECOMMENDATION
Proposed automatic annual adjustment of DPDR Fees. (Gary Hessong & Kathy Mitchell)		
6. <u>AGRICULTURAL CLUSTER PLANS</u>		APPROVAL
<u>Oland View</u> – (Continued from January 2006 meeting) Requesting approval for 5 new residential lots totaling 7.15 acres, leaving a 181 acre remainder, located along Oland Road, east of New Design Road. Zoned: Agriculture (A) Brunswick Planning Region. Tax Map 103/Parcel 45 File #: M-2821; Hansen #: 4221 (Stephen O’Philips)		
7. <u>PRELIMINARY PLATS</u>		APPROVAL
<u>Main’s Heights</u> - Requesting approval of a 59-lot subdivision (41 single-family and 18 townhouses) on 16.7 acres. Zoned: R-3 Residential, located West side Mains Lane, north side Bartonville Road. Tax Map 78/Parcels 243 & 681. File#: S-002 Hansen #: 4331 & 4332 (Stephen O’Philips)		

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

PAGE 3 OF 4

AGENDA Wednesday, April 12, 2006

ITEM	TIME	ACTION REQUESTED
8.	<u>COMBINED PRELIMINARY/FINAL PLANS</u>	APPROVAL
<p><u>Picnic Woods Estates Section IV, Lots 9A-9C</u> – Requesting approval for 2 new lots and a remainder in a major subdivision and a driveway spacing modification, located on the northwest side of Picnic Woods Rd, south of Biddle Rd. Zoned: (R-1) Residential, Middletown Planning Region. Tax Map 64/Parcel 218 File #S-615; Hansen # 4561 (Michael Wilkins)</p>		
9.	<u>SITE PLANS</u>	APPROVAL
<p><u>Modern Auto Body</u> – Requesting Site Plan approval for a 2,500 sq ft addition to an existing 9,919 sq ft building, located on the west side of Reichs Ford Rd, across from Vantage Way. Zoned: (GI) General Industrial, Frederick Planning Region. Tax Map 77/Parcel 183 File # SP81-05; Hansen # 4530 (Michael Wilkins)</p>		
<p><u>Abrams Property (Westview South) Lot 210</u> - Requesting approval for a four building warehouse/office flex-space on 14.2 acres. Zoned: MXD, located southeast quadrant of New Design Road and Executive Way (Extended) in the Adamstown Planning Region. Tax Map 86 /Parcel 3. File#:SP-98-36 Hansen #: 4449 (Stephen O’Philips)</p>		
<p><u>Kingsbrook Crossing Retail Center</u> - Requesting Site Plan Approval for an 8,533 square foot one story retail center with 39 new parking spaces. Located on 15.22 acres, Situated in the Kingsbrook Shopping Center located on the northwest corner of the Corporate Boulevard and New Design Road (Kingsbrook PUD), Zoned: Planned unit Development (PUD) Frederick Planning Region. Tax Map: 86 Parcel 55, File #: SP-89-20 Hansen #: 4316 (Justin Horman)</p>		

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

PAGE 4 OF 4

AGENDA Wednesday, April 12, 2006

ITEM	TIME	ACTION REQUESTED
<p><u>Mount Saint Mary's Dormitory</u> - Requesting Site Plan Approval for a 52,545 square foot dormitory and parking lot expansion on 12.8 acres, Located at the intersection of Annandale Road and Old Emmitsburg Road, Zoned: Agriculture (AG), Emmitsburg Planning Region, Tax Map 8, Parcel 68, File # SP-84-22, Hansen # 4157. (Justin Horman)</p>		

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.